

KENT COUNTY COUNCIL

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held at Sessions House, County Hall, Maidstone on Tuesday, 11 September 2007.

PRESENT: Mr R E King (Chairman), Mr A R Bassam (Vice-Chairman), Mrs V J Dagger, Mr J A Davies, Mr J B O Fullarton, Mrs E Green, Mr C Hibberd, Mrs S V Hohler, Mr G A Horne, MBE, Mr S J G Koowaree, Mr J F London, Mr T A Maddison, Mr R A Marsh, Mr J I Muckle, Mr A R Poole and Mr F Wood-Brignall.

OTHER MEMBERS: Mr A D Crowther

OFFICERS: The Head of Planning Applications Group, Mrs S Thompson (with Mr J Crossley); the Senior Transportation Engineer, Mr P Rosevear; and the Democratic Services Officer, Mr A Tait.

UNRESTRICTED ITEMS

68. Minutes
(A2)

RESOLVED that the Minutes of the meeting held on 17 July 2007 are correctly recorded and that they be signed by the Chairman.

69. Site Meetings and Other Meetings
(Item A4)

The Committee agreed to visit Borough Green Sandpits on Friday, 21 September 2007 and to hold a training session at Chatham Historic Dockyard on Tuesday, 9 October 2007. It was also agreed that, wherever possible, site visits should always be held on the afternoon following Committee meetings.

70. Application TM/05/4134 – Update on the outcome of Southern Water Services' appeal for upgrade to Aylesford Wastewater Treatment Works at Bull Lane, Aylesford
(Item B1 – Report by Head of Planning Applications Group)

(1) The Head of Planning Applications Group reported the views of Mr G Rowe, the local Member.

(2) RESOLVED that the report be noted.

71. Application TW/06/1646 – Appeal by Bowman and Sons against the decision taken by the County Council to refuse permission for a change of use from agricultural use to new green waste open windrow composting facility at Little Bayhall Farm, High Woods Lane, Tunbridge Wells
(Item B2 – Report by Head of Planning Applications Group)

RESOLVED that the report be noted.

72. Channel Tunnel Rail Link – Revised Planning Memorandum
(Item B3 – Report by Head of Planning Applications Group)

RESOLVED that:-

- (a) the revised and simplified Planning Memorandum set out in Appendix 1 of the report be adopted; and
- (b) the CTRL High Level Forum be recommended to close the Planning Forum following the October 2007 meeting.

73. Notification of Legal Challenge to Lawful Development Certificate for Borough Green Bypass
(Item B4 – Report by Head of Planning Applications Group)

RESOLVED that:-

- (a) the report be noted; and
- (b) a further detailed report be submitted to the Committee following completion of the judicial review process.

74. Proposal TM/07/1735 – All weather pitch and multi-use games area at Hugh Christie Technology College, White Cottage Road, Tonbridge.
(Item D1 – Report by Head of Planning Applications Group)

- (1) Correspondence from Mr C Elliff, a local resident was tabled.
- (2) Mrs E Drew addressed the Committee in opposition to the proposal.
- (3) The Head of Planning Applications Group amended the recommendation to incorporate the need for the drainage details to be to the satisfaction of Southern Water Services, and for the fencing of the proposed pitches not to exceed 3.5 metres in height.
- (4) Mr G A Horne moved, seconded by Mr J B O Fullarton that the recommendations of the Head of Planning Applications Group set out in paragraph 21 of the report, as amended in (3) above, be agreed subject to no fencing being higher than 3.5 metres and the hours of use being 8.30 am to 6.00 pm on Mondays to Fridays.
- (5) The Chairman sought to clarify with Mr Horne whether he intended to include use on Saturdays within his motion, as the recommendations actually included use on Saturdays. Mr Horne appeared to the Chairman to confirm that this was the case. The Chairman therefore put Mr Horne's motion to the Committee, including Saturday use.
- (6) On being put to the vote the motion was carried unanimously.
- (7) RESOLVED that permission be granted to the proposal subject to conditions including conditions covering the standard time limit; the development being carried out in accordance with the permitted details; submission for approval of the details of the tractor shed; the extent of use of the all weather pitch and multi-use games area during the summer school holidays (i.e. the number of days use) being limited to that set out in the

Supporting Statement submitted with the planning application; the use of the all weather pitch and multi-use games area being restricted to the hours of 08.30 to 18.00 hours Mondays to Saturdays, with no use at all on Sundays and Bank or Public Holidays; the fencing to be finished in matt black and being no higher than 3.5 metres; submission for approval of final landscape details, to include planting around the outside of the multi-use games area, with subsequent implementation and maintenance of the landscaping proposals; levels of the all weather pitch and multi-use games area according with the submitted details; drainage being implemented in accordance with the submitted details and to the satisfaction of Southern Water Services; and no flood lighting being erected on the all weather pitch or the multi-use games area without the prior written permission of the County Planning Authority.

NB: Following the meeting, Mr Horne explained that he had fully intended that there should be no use on Saturdays and had voted accordingly on the understanding that this was the motion that was being considered. It was therefore agreed by the Chairman that this aspect of the Permission would need to be clarified at the next meeting of the Committee.

75. Proposal SW/07/01 – Construction of Rushenden Relief Road, including a road bridge over the Sheerness to Sittingbourne railway line, surface to water drainage systems, environment mitigation measure, highways lighting, footways and a combined cycleway/footway at Land between the A249 Neats Court Roundabout and Rushenden Road, Queenborough, Isle of Sheppey.
(Item D2 – Report by Head of Planning Applications Group)

Mr A D Crowther was present for this item pursuant to Committee Procedure Rule 2.24 and spoke)

(1) The Head of Planning Applications Group reported the views of Ms A Harrison, the Local Member in support of the proposal.

(2) The Head of Planning Applications Group amended the recommendation to specify that permission should be subject to the impact on the designated European sites being mitigated to the satisfaction of Natural England.

(3) RESOLVED that:-

(a) the application be referred to the Secretary of State for Communities and Local Government as a departure from the approved Development Plan and that subject to her decision and subject also to the impact on the designated European sites being mitigated to the satisfaction of Natural England, permission be granted to the proposal subject to the standard time condition; the development being carried out in accordance with the approved plans; the submission of details of the railway bridge and acoustic and other fencing, where not already included in the application; the submission and approval of details of means of all surface water disposal in consultation with Southern Water; the submission and approval of pollution prevention measures and mitigation and a detailed scheme for the disposal of surface waters in consultation with the Environment Agency, with provision for monitoring of water quality and levels off-site as requested by Natural England; further groundwater protection conditions requested by the Environment Agency;

fishery protection conditions as requested by the Environment Agency; the submission of details of the contractors' access and compound(s); adherence to the Code of Construction Practice set out in Technical Appendix 8 of the Environmental Statement; adherence to a Construction Ecological Management Plan covering all the construction mitigation measures included in the Environmental Statement and an Appropriate Assessment being submitted and approved prior to the commencement of development; adherence to a long term Ecological Management Plan covering all the mitigation measures included in the Environmental Statement and an Appropriate Assessment being submitted and approved by the Local Planning Authority; a scheme for the habitat replacement land being submitted prior to commencement of any part of the development works, and thereafter implemented as approved; the screening bund to the southern edge of the proposed Neatscourt Phase 1 development being completed prior to commencement of any part of the development works; a scheme for land enhancement being submitted and agreed with Natural England prior to commencement of any part of the development works, and thereafter implemented as approved; the submission and implementation of a scheme of landscaping and a programme for its maintenance; conditions requested by the County Archaeologist; and submission of a mitigation strategy for reptiles as requested by Natural England;

- (b) the Appropriate Assessment be duly recorded, subject to consultation with Natural England;
- (c) Swale Borough Council be advised that no draining of the saline lagoon is proposed for the reasons set out in paragraph 86 of the report; and
- (d) the applicants be advised of the comments made by the Public Rights of Way Unit, the Area Transportation Manager, Queenborough Town Council and the Queenborough Society regarding the future development of crossing points, bus stops on the completed road and off site traffic management of local roads and junctions following the completion of the new road. Also that they consult with KCC, Swale Borough and Queenborough Town Councils on these matters and on the routeing and surfacing of new pedestrian and cycleway links to Queenborough from the completed road.

76. Proposal MA/07/1007 – Outline application for an academy at Oldborough Manor Community School, Boughton Lane, Loose, Maidstone.
(Item D3 – Report by Head of Planning Applications Group)

- (1) The Head of Planning Applications Group, Mrs S Thompson informed the Committee that she had a personal interest in this application as she had a child who attended a nearby academy. She then left the meeting.
- (2) The Principal Planning Officer reported the views of Maidstone Borough Council raising no objection to the proposal subject to conditions.
- (3) Mr G Osborne (a local resident) and Mrs J Day from Loose Residents' Association addressed the Committee in opposition to the proposal. Mr S Miliken of Tim Campbell Associates spoke in reply on behalf of the applicants.

(4) RESOLVED that:-

- (a) outline permission be granted to the proposal subject to conditions, including conditions covering the standard time limits for outline permissions; the submission of details relating to the reserved matters of layout, scale, appearance, access and landscaping of the site; the layout of the site according with the areas shown on the proposed site plan submitted with the application; "Secured by Design" principles being adopted; the playing field provided and marked out as shown on the proposed site plan; a community use agreement relating to use of the sports facilities; tree protection measures being implemented; implementation of offsite highway improvements and measures before the new building is occupied or brought into use, including the provision of traffic signals at the Boughton Lane/ Loose Road junction; details of vehicular circulation, drop off/pickup area (including for coaches) and parking within the site, and its subsequent provision and safeguarding; details of parking for motor cycles and cycles; details of pedestrian access points and subsequent provision and safeguarding; preparation, submission for approval, implementation and ongoing review of a revised School Travel Plan; details of foul and surface water drainage; ground contamination measures being incorporated; external lighting specifications being agreed; no flood lighting being erected on the multi-use games area without the written permission of the County Planning Authority; details of the hours of use relating to community use outside of normal school hours being submitted for approval; hours of working during construction and demolition being restricted to between 0800 and 1800 Monday to Friday and between the hours of 0900 and 1300 on Saturdays, with no operations on Sundays and Bank Holidays; access, parking and circulation within the site for contractors' and other vehicles related to construction and demolition operations; measures to prevent mud and debris being taken onto the public highway; ecological surveys, mitigation, monitoring and management; biodiversity enhancement, monitoring and management, and archaeology provisions being incorporated; and
- (b) the applicants be advised of the following informatives:-
- (i) It is recommended that Sport England be consulted as it wishes to ensure that the proposed sporting facilities are designed to satisfactory technical standards. Attention is also drawn to the relevant Sport England Guidance Notes providing technical advice on the appropriate standards for the sports facilities; and.
- (ii) Account should be taken of the comments made by the Environment Agency relating to drainage, contamination, and storage of fuel, oil & chemicals.

77. Proposal DA/07/672 – Single storey modular building for Children’s Centre at Knockhall Community Primary School, Eynsford Road, Greenhithe.
(Item D4 – Reports by Head of Planning Applications Group)

- (1) The Head of Planning Applications Group reported correspondence from Dartford Borough Council raising no objection to the proposal.
- (2) Cllr T Read from Swanscombe and Greenhithe Town Council addressed the Committee in opposition to the proposal.
- (3) Mr J I Muckle moved, seconded by Mr R A Marsh, that consideration be deferred until the next meeting of the Committee to enable the applicant to consider improvements to the building design, access and parking provision.

Carried unanimously

- (4) RESOLVED that consideration of this item be deferred until the next meeting of the Committee to enable the applicant to consider improvements to the building design, access and parking provision.

78. County Matters dealt with under Delegated Powers
(Items E1-E6 – Reports by Head of Planning Applications Group)

RESOLVED to note reports on items dealt with under delegated powers since the last meeting relating to:-

- (a) County Matter applications;
- (b) consultations on applications submitted by District Councils or Government Departments;
- (c) County Council developments;
- (d) detailed submissions under Channel Tunnel Rail Link 1996 (None);
- (e) screening opinions under Environmental Impact Assessment Regulations 1999; and
- (f) scoping opinions under Environmental Impact Assessment Regulations 1999 (None).